

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

**for September 15, 2004 PLANNING COMMISSION MEETING**

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**P.A.S.:** Change of Zone #04057  
Special Permit #04042, Lattimer's Addition

**PROPOSAL:** 13 single-family lots in a Community Unit Plan (CUP) and a change of zone from AG-Agriculture to R-3-Residential.

**LOCATION:** East side of S. 84<sup>th</sup> St, south of Kathy Lane

**WAIVER REQUEST:**  
Eliminate the preliminary plat process and recreation plan

**LAND AREA:** 2.48 acres, more or less

**CONCLUSION:** With conditions this request is in conformance with the Comprehensive Plan and complies with the Zoning Ordinance.

### **RECOMMENDATION:**

Change of Zone	Approval
Special Permit	Conditional Approval

### **WAIVER**

Eliminate the preliminary plat process	Approval
Recreation Plan	Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 71, Irregular Tract in the NW 1/4 of Section 11, Township 9 North, Range 7 East, Lancaster County,, Nebraska

**EXISTING ZONING:** AG-Agriculture

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE AND ZONING:**

North:	AG-Agriculture	Single-family on acreage lots
South:	AG- Agriculture	Single-family on acreage lot
South of acreage lot:	R-3- Residential	Single-family, Hi-Mark Estates
East:	AG- Agriculture	Single-family on acreage lots
West:	R-3 Residential	Undeveloped

**ASSOCIATED APPLICATIONS:** Change of Zone #04057

**HISTORY:**

<b>Jul 1998</b>	City Council approved Change of Zone #3125 from AG-Agricultural to R-3 Residential for HiMark Estates.
<b>Jul 1998</b>	City Council approved Special Permit #1423B for the HiMark Estates Community Unit Plan, which included 507 dwelling units and golf course.
<b>March 1966</b>	City Council approved Villa Del Ray Addition final plat for 16 acreage lots.
<b>Apr 1992</b>	Special Permit #1423 approved for the HiMark golf course.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

"Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods." (F-17)

"Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood." (F-18)

"Encourage mixed use redevelopment, adaptive reuse and in-fill development including residential, commercial and retail uses." (F-18)

"Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents." (F-18)

"The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, and reduced block lengths." (F-19)

"Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community." (F-65)

"Structure incentives to encourage more efficient residential and commercial development to make greater utilization of the community's infrastructure." (F-72)

"OTHER PRINCIPAL ARTERIALS: This functional class of street serves the major portion of intercommunity and intracommunity traffic movement within the urban area and is designed to carry high traffic volumes. For other principal arterials, the concept of service to abutting land is subordinate to serving major traffic movements. Facilities within these classification are capable of providing direct access to adjacent land but such service is to be incidental to the primary functional responsibility of moving traffic within this system.

(F-102-103)

**UTILITIES:** The site plan shows a proposed 6" water main and a 8" sewer main on Pinehill Lane. The proposed water and sewer would tap off of mains in S. 84<sup>th</sup> St.

**TOPOGRAPHY:** This area slopes gradually downhill from east to west.

**TRAFFIC ANALYSIS:** S. 84<sup>th</sup> St is classified as a principal arterial. The City of Lincoln Design Standards requires that intersections of local streets with major streets shall be approximately 1/4 mile apart.

**PUBLIC SERVICE:**

The nearest fire station is Station #12 located at S. 84<sup>th</sup> St and Van Dorn St.  
Maxey elementary is the nearest school located at 5200 S. 75<sup>th</sup> St.

**ALTERNATIVE USES:** Leave as an acreage lot until the lot to the south can be developed at the same time as the applicant's property and access can be obtained through the lot to the south.

**ANALYSIS:**

1. This is a request to develop 13 single-family lots under a community unit plan with waivers to the preliminary plat process and a recreation plan. Associated request is a change of zone from AG to R-3.
2. The zoning ordinance describes the general purpose of the CUP as follows; "The purpose of this chapter is to permit and to encourage the creative design of new living

areas, as distinguished from subdivisions of standard lot sizes and standard street systems, and in order to permit such creative design in buildings, open space, and their interrelationship while protecting the health, safety, and general welfare of existing and future residents of surrounding neighborhoods.” It appears that the sole intent of this CUP is to allow private streets and to have lot lines go to the center of the street.

3. The City of Lincoln Design Standards states: “Intersections of local streets with major streets, where permitted, shall be approximately one quarter mile (0.4km) apart, with the intersection location dependent upon maintaining the required sight distances.” Pinehill Lane would be approximately 649' from the center line of Kathy Lane and 574' from the center line of Augusta Dr. Although the proposed street does not meet the spacing requirement, it would be a right-in/out only. Public Works & Utilities Department memo states that the additional street access to S. 84<sup>th</sup> St is undesirable for the capacity and safety of S. 84<sup>th</sup> St.
4. The site plan does not show a street connection to the north. Section 26.23.030 of the Land Subdivision Ordinance states; “Where there are no adjoining subdivisions in existence at the time of subdivision review, proper projection of streets from the subdivision into adjacent land shall be provided by the subdivider.”
5. A street connection to the north allows for the future development of the property without another street connection to S. 84<sup>th</sup> St.
6. When the lots to the north and south of the applicant's property develop, they would not be allowed access to S. 84<sup>th</sup> St., but would access S. 84<sup>th</sup> St from Pinehill Lane through this property. Changing the private streets to public streets would relieve the adjacent property owners of the maintenance responsibilities. The connection of private to public streets also causes maintenance problems for Public Works and other city departments responsible for maintaining improvements in the public ROW.
7. Private roads generally serve their subdivision only and does not allow for connection to abutting property. It is not desirable to have a private street connected by public streets at both ends.
8. Changing the private street to a public street with 60' ROW would allow sufficient depth for the lots. Lots on the north side of the street would be 90' deep, while lots on the south side would be 110.76' deep. The deeper lots on the south side of the street is to account for the 30' LES easement and get approximate equal building envelopes with the lots on the north side. A waiver to lot area would be required on some of the lots. Planning staff would support this waiver. (See attached alternate site plan prepared by planning staff)

9. The CUP with private streets allows a density of 6.96 dwelling units per acre in an R-3 district. The site is 2.48 acres which gives a density of 17.26. However, when the area is less than 5 acres there is a 20% reduction in the density. With the reduction the density is 13 units ( $17.26 - 3.25 = 13.81$ ). With public streets, the density would change to 12 units under the current CUP provisions.
10. Revisions to LMC Chapter 27.65 (CUP) are scheduled for public hearing at Planning Commission on September 15. Part of these revisions is to eliminate the formula for calculating density with public streets, which amounted to a density bonus if private streets were used. The density for the CUP would be calculated the same for private or public streets. If the revisions to LMC Chapter 27.65 are approved by City Council, the density would be 13 units regardless if it had public or private streets.
11. The private roadway is on a public access easement within the proposed lots. While this is not uncommon, it is not desirable. Private roadways should be on separate outlots held by the homeowner's association so that there is a clearer boundary between the quasi-public roadway and private property.
12. Although the lot area table identifies lots ranging in size from 7,285 s. f. to 11,501 s. f., this is misleading. The lot lines are shown to the center of the private roadway. If you eliminate the area within the access easement, the lots range in size from 8,450 s. f. to 5,576 s. f.
13. The applicant is requesting a waiver to the recreation plan. The City of Lincoln Design Standards states, "Adequate and appropriate recreational facilities shall be provided in the common open areas to serve the needs of the development and the anticipated occupants to fulfill the needs of occupants whether they are young, elderly, handicapped, etc. Such facilities shall be readily accessible from the dwelling units in the community unit plan." There are no common open areas proposed within this development. The proposed development is for single-family homes on adequate size lots. The lot sizes are comparable to what is required under the R-3 district without a CUP. The Planning staff and Planning Commission have generally recommended approving this waiver in such cases.

**CONDITIONS:**

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Revise the site plan to show:
    - 1.1.1 Relocate S. 85<sup>th</sup> street to the east and extend it to the north boundary.
    - 1.1.2 Change the private streets to public streets.
    - 1.1.3 Correct the right-of-way on S. 84<sup>th</sup> St. The existing right-of-way is 56 feet. Dedicate an additional 4 feet along S. 84<sup>th</sup> St.
    - 1.1.4 Show the density calculations on the site plan.
    - 1.1.5 A certificate for the City Clerk to show the approval or disapproval by City Council, including the date and resolution number.
    - 1.1.6 Show Lot 74 I. T.
    - 1.1.7 Show a conceptual street layout for Lots 72 & 74 I.T.
    - 1.1.8 Show a fire hydrant at the entrance of Pinehill Lane.
    - 1.1.9 Show utility easements as requested by LES memo of August 16, 2004.
    - 1.1.10 List all waivers on the site plan.
    - 1.1.11 Make corrections per Public Works & Utilities memo.
  2. This approval permits 13 lots and waivers to the preliminary plat process and recreation plan.

The waiver of the preliminary plat process shall only be effective for a period of ten (10) years from the date of the city's approval, and shall be of no force or effect thereafter. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.
- General:
3. Before receiving building permits:

- 3.1 The permittee shall have submitted a revised and reproducible **final** plan including 5 copies and the plans are acceptable.
- 3.2 The construction plans shall comply with the approved plans.
- 3.3 Final Plats shall be approved by the Planning Director

**STANDARD CONDITIONS:**

- 4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
  - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
  - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Tom Cajka  
Planner

**DATE:**

**APPLICANT:** Bruce Palmer, President  
Hoegemeyer Palmer Construction  
6301 Orchard St. #2  
Lincoln, NE 68505  
(402) 486-0002

**OWNER:** same as applicant

**CONTACT:** Paula Dicero  
Associated Engineering  
1232 High St. Suite 3  
Lincoln, NE 68502  
(402) 441-5795

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## Special Permit #04042 S. 84th & Kathy Lane

2002 aerial

### Zoning:

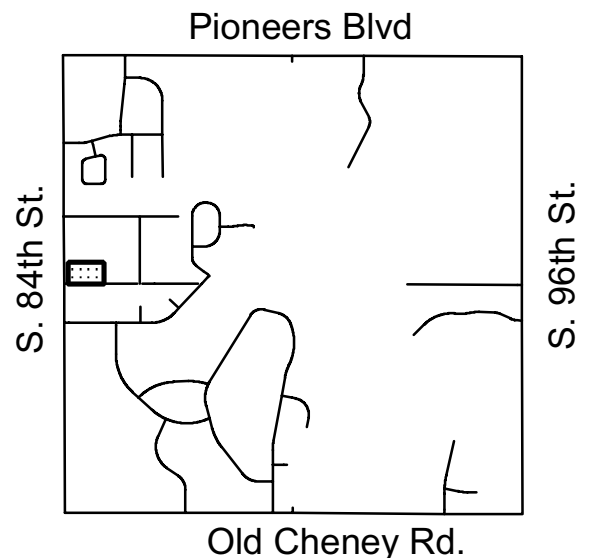
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 11 T9N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.





## Change of Zone #04057 S. 84th & Kathy Lane

2002 aerial

### Zoning:

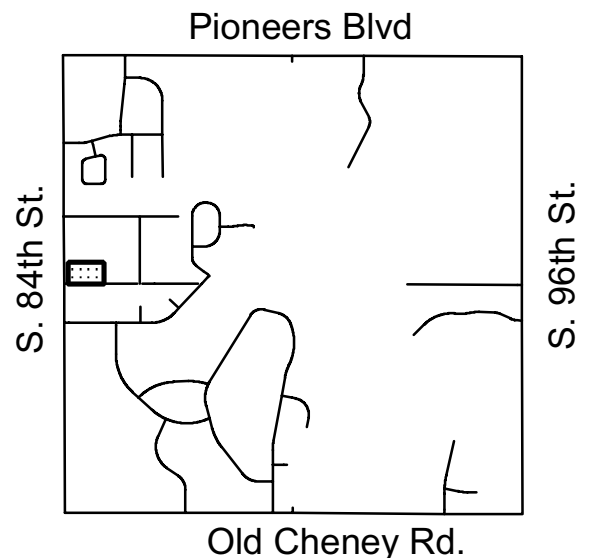
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B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 11 T9N R7E

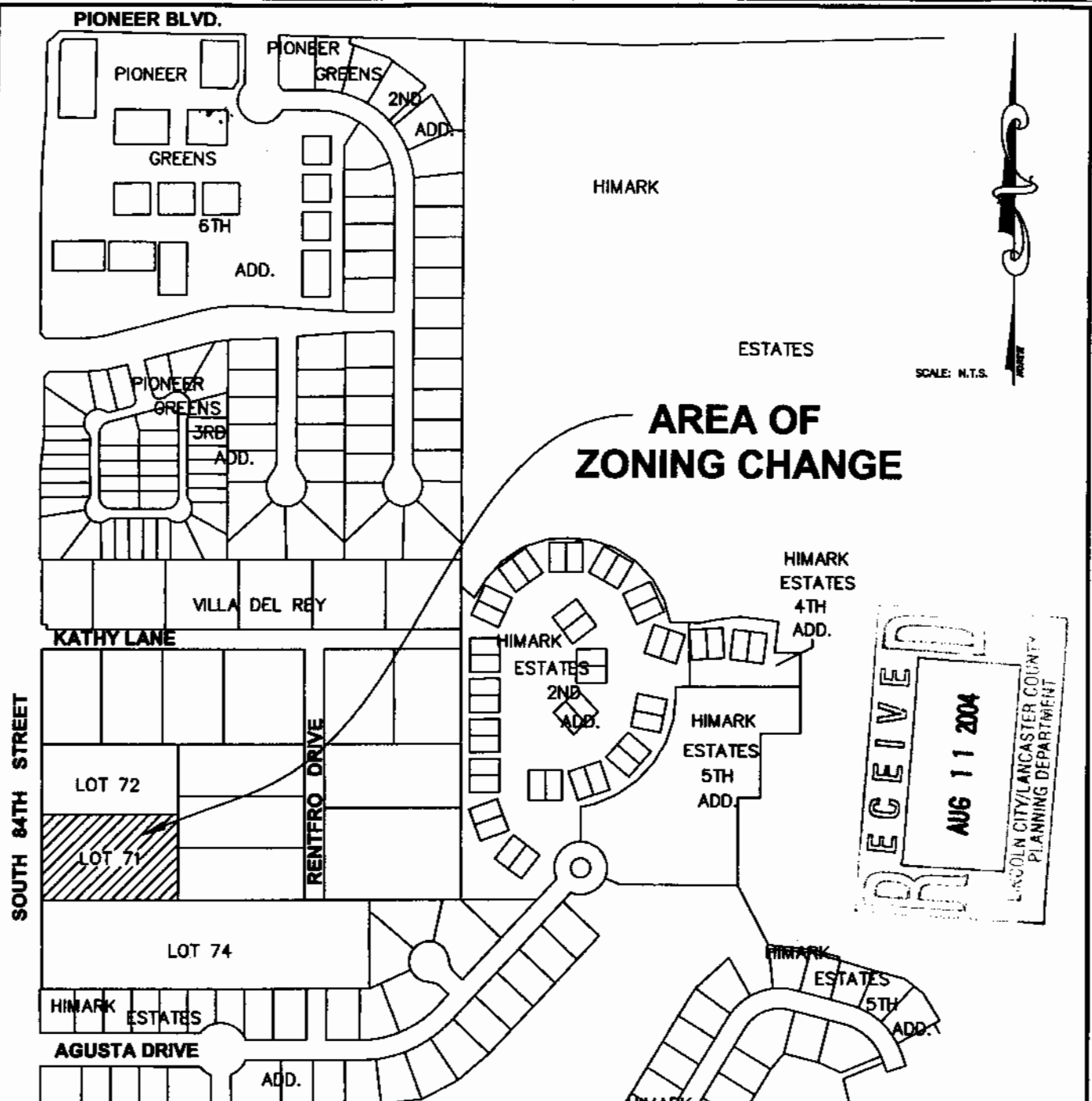


Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.



### LEGAL DESCRIPTION

LOT 71, LOCATED IN THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 9 NORTH RANGE 7 EAST OF THE 6TH PRINCIPAL MERIDIAN, LINCOLN, LANCASTER, NEBRASKA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE WEST QUARTER CORNER OF SAID SECTION 11; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER ON AN ASSUMED BEARING OF S89°50'28"E, 50.00 FEET TO THE POINT OF BEGINNING; THENCE N00°12'39"W, 258.56 FEET; THENCE N89°51'25"E, 418.74 FEET; THENCE S00°15'15"E, 280.76 FEET; THENCE N89°50'28"W, 418.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 13 LOTS, AND AN AREA OF 108,079 SQUARE FEET, 2.48 ACRES, MORE OR LESS.

SHEET NO.

1

NO. DATE REVISION


PROJ. NO.

15896  
DATE: 08-09-2004  
CHECKED BY: PSD  
DRAWN BY: PSD  
CHECKED BY: PSD

### LATTIMER'S ADDITION

### ZONING EXHIBIT

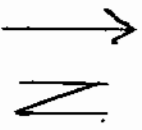
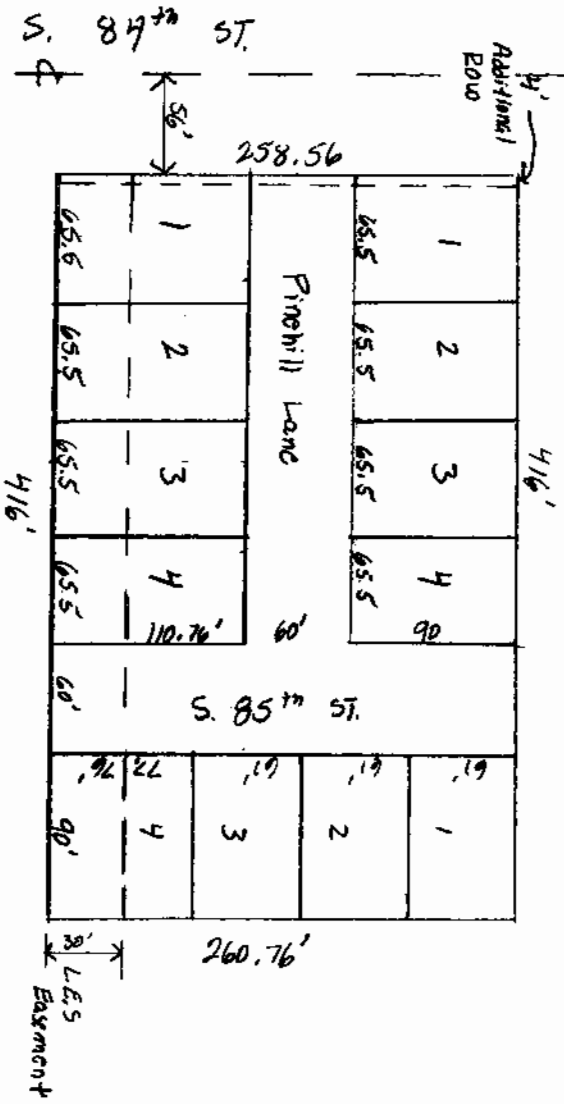
CHANGE OF ZONE FROM AG TO R-3  
LINCOLN, NEBRASKA



ASSOCIATED ENGINEERING  
AND SURVEYING  
1232 High Street, Suite 3  
Lincoln, NE 68502  
Phone: 402.441.5790  
Fax: 402.441.5791



# ALTERNATE SITE PLAN





September 2, 2004

## **Associated Engineering And Surveying**

1235 High Street – Suite 3  
Lincoln, Nebraska, 68502

Tom Cajka  
Lincoln-Lancaster County Planning Department  
555 South 10<sup>th</sup> Street – Suite 213  
Lincoln, Nebraska, 68508

RE: **Lattimer's Addition CUP & Special Permit**  
AE&S Job # 15737

Dear Tom:

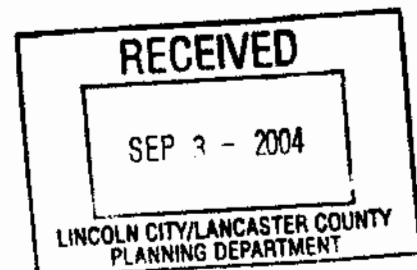
Pursuant to Section 26.15.030(d) of the LMC, we request a waiver to the preliminary plat process with the special permit for a community unit plan to take its place.

We request a waiver to Title 3.35-1.4 Recreational Facilities.

Sincerely,

A handwritten signature in black ink, appearing to read "Paula Dicero". The signature is fluid and cursive, with a large initial "P" and "D".

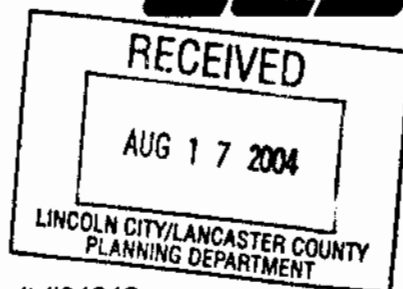
Paula Dicero  
Associated Engineering



INTER-DEPARTMENT COMMUNICATION

**LES**

**DATE:** August 16, 2004  
**TO:** Tom Cajka, City Planning  
**FROM:** Sharon Theobald  
Ext 7640  
**SUBJECT:** DEDICATED EASEMENTS - C.U.P. Special Permit #04042  
DN# 48S-84E



Attached is the Site Plan for Lattimer's Addition.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

*Sharon Theobald*

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

**IMPORTANT**

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF04114**

Address

Job Description: Development Review - Fire

Location: CAITIMER'S ADD

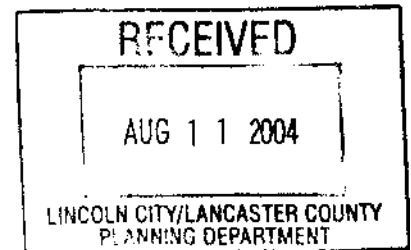
Special Permit: Y 04042

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By **TOM CAJKA**



Status of Review: Denied

08/10/2004 6:35:01 PM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: need a fire hydrant at the entrance of pinehill lane

**Current Codes in Use Relating to Construction Development in the City of Lincoln:**

2000	International Building Code and Local Amendments
2000	International Residential Code and Local Amendments
1994	Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989	Fair Housing Act As Amended Effective March 12, 1989
1979	Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992	Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999	National Electrical Code and Local Amendments
1997	Uniform Mechanical Code and Local Amendments
1994	Lincoln Gas Code
2000	NFPA 101 Life Safety Code
2000	Local Amendments International Firecode
	Applicable NFPA National Fire Code Standards



**Richard J Furasek**  
08/17/2004 11:20 AM

To: Thomas J Cajka/Notes@Notes  
cc:  
Subject: Lattimer's Addition

Upon review of Special Permit # 04042, I have found the proposed fire hydrant on the eastern edge of Pinehill Lane and the southern edge of South 85th street. I can not see if there is a fire hydrant on or near 84th and Pine Hill lane. It would be advantageous for us to have one there. Thanks.

Richard J. Furasek  
Assistant Chief Operations  
Lincoln Fire & Rescue  
1801 Q Street  
Lincoln Ne. 68508  
Office 402-441-8354  
Fax 402-441-8292

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Tom Cajka

**DATE:** August 19, 2004

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** EH File

**SUBJECT:** Lattimer's Addition

EH Administration

SP #04042

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- The proposed development is located within the Firethorn Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/ fertilizers and ensuring the proper the storage of chemicals and/or fuels.



Dennis L Roth

08/10/2004 10:09 PM

To: Thomas J Cajka/Notes@Notes

cc:

Subject: re: Lattimers Add

PROJ NAME: Lattimers Add  
PROJ NMBR: SP #04042  
PROJ DATE: 08/05/2004  
PLANNER: Tom Cajka

Finding ONE DUPLICATE/SIMILAR names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

**PROPOSED**

Pinehill Ln

**EXISTING**

Pine Lake Rd

After some discussion with other staff members it was decided that 1) The names were too similar, 2) block ranges would be exactly the same and 3) both were located within one and one-half miles of each other. We therefore, MOST STRONGLY RECOMMEND ALTERNATE name be selected.

Dennis "denny" Roth, ESD II/CAD Admin  
Emergency Communications 9-1-1 Center

STREETS: Pinehill Ln and S 85th St

PRIVATE: S 84th St

COMMENTS:



## **Associated Engineering And Surveying**

1235 High Street – Suite 3  
Lincoln, Nebraska, 68502

July 29, 2004

Brian Will  
Lincoln-Lancaster County Planning Department  
555 South 10<sup>th</sup> Street – Suite 213  
Lincoln, Nebraska, 68508

RE: **Lattimer's Addition CUP & Special Permit**  
AE&S Job # 15866

Dear Mr. Will:

On behalf of Hoegemeyer Palmer Construction, we are submitting an application for Lattimer's Addition CUP & Special Permit. Total area of this plat is 2.45 acres. It contains 13 single-family lots. The property is zoned R-3.

This plat reflects the proposed build out of South 84<sup>th</sup> Street. There is a ten foot bike path proposed along the East Side of South 84<sup>th</sup> Street. Because of the Center Island in this build out, a right in/ right out intersection is proposed for the intersection of Pinehill Lane.

Private roadways, public utilities, and sidewalks are inside of a 60-foot access and utility easement, which centers on Pinehill Lane. This easement consist of the southern thirty feet of lots 1 through 7, Block 1 and the northern thirty feet of lots 1 & 2, Block 2, and 1 through 4, Block 3. The 60-foot access and utility easement which centers on South 85<sup>th</sup> Street consist of the eastern thirty feet of Lot 2, Block 2 and the western thirty feet of Lot 1, Block 3.

Ornamental street lighting is private and will adhere to LES and City of Lincoln standards for Streetlights.

**OWNER / DEVELOPER:**  
Hoegemeyer Palmer Construction  
Bruce Palmer  
1210 South 47<sup>th</sup> Street 1232  
Lincoln, Nebraska 68506  
(402) 486-0002

**AUTHORIZED AGENT:**  
Associated Engineering & Surveying  
Tom Medhi / Paula Dicero  
High Street – Suite 3  
Lincoln, NE 68502  
(402) 441-5790

04042

**The following owners hold interest and /or property adjacent to Sterling Hills Addition:**

Harold T. & Rebecca J. Cast  
4831 Mandarin Circle  
Lincoln, NE 68516

Hampton Enterprises  
1660 S. 70<sup>th</sup> Street – Suite 203  
Lincoln, NE 68506

Robert H. & Marjorie E. Birkett  
5000 S. 84<sup>th</sup> Street  
Lincoln, NE 68516

Samuel D. & Judith A. Shutts  
5001 Rentfro Drive  
Lincoln, NE 68526

Daniel J. & Jeanette M. Krog  
4601 Rentfro Drive  
Lincoln, NE 68526

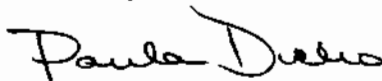
Donna Brubaker  
4546 Rentfro Drive  
Lincoln, NE 68526

Paul H. & Nancy M. & Grace H. Morris  
4800 S. 84<sup>th</sup> Street  
Lincoln, NE 68526

**Enclosed are the following documents as submittal for the above referenced CUP / Special Permit:**

- 24 copies - Cover Sheet / Site Plan
- 8 copies - Grading & Drainage Plan
- 1 site plan reduced to 8 1/2" X 11" Sheet
- 2 copies - Soils Report
- 3 copies - Drainage Report
- 1 CUP / Special Permit Application
- 1 CUP / Special Permit Submittal Requirements Checklist
- 1 Check in the amount of \$575.00 (CUP Special Permit Application Fee)
- 1 Certificate of Ownership Certificate

Sincerely,



Paula S. Dicero  
Branch Manager

# Memorandum

---

<b>To:</b>	Tom Cajka, Planning Department
<b>From:</b>	Chad Blahak, Public Works and Utilities Dennis Bartels, Public Works and Utilities
<b>Subject:</b>	Lattimers Addition Special Permit #04042
<b>Date:</b>	9/02/04
<b>cc:</b>	Randy Hoskins

Engineering Services has reviewed the special permit for Lattimers Addition, located east of South 84th Street between Kathy Lane and Augusta Drive, and has the following comments:

**Sanitary Sewer** - The following comments need to be addressed.

(1.1) Information needs to be provided as to how this development will connect to the sanitary sewer system.

**Water Mains** - The water system is satisfactory.

**Grading/Drainage** - The following comments need to be addressed.

(3.1) Additional information is required. Pre and post development calculations need to be provided. If detention is intended to be waived a waiver needs to be requested with justification to the satisfaction of Public Works.

(3.2) The grading plan needs to show the proposed 84th Street paving project grading. The grading for this plat needs to match the grading for the proposed 84th Street project.

(3.3) The street grades and contours indicate drainage from offsite. An assumption of drainage areas from offsite is needed to review the proposal.

**Streets** - The following comments need to be addressed.

(4.1) Public Works recommends that this plat consist of public streets instead of the proposed private roadways. There are undeveloped tracts of land on the north and south sides of this plat and acreage lots to the east. When the land on the north and south develop they will be required to connect to this plat for access to 84th Street. Approving this plat with private streets would require the properties to the north and south to create private streets as well as entering an agreement with this development's owners association for shared maintenance. Also, it appears that public streets would not adversely affect this development and it would also take the burden of maintenance costs off of the home owners.

(4.2) A street access should be provided for Lot 72 to the north of this plat from Pinehill Lane.

(4.3) If the streets are to remain private, the sidewalk needs to be shown as 5' wide if it is to

remain adjacent to the back of curb.

(4.6) No island is necessary at the intersection of 84th and Pinehill since there is a continuous median in 84th. The island should be removed from the plans.

(4.7) The street grade of Pinehill Road needs to be projected to east past the property line as required by the subdivision ordinance.

**General** - The additional street access to 84th Street is undesirable for the capacity and safety of 84th Street. It is recognized that not allowing a temporary or permanent access to 84th prevents development without adjacent lots platting or as a minimum allowing construction of a street across their property. It is preferable from the aspect of 84th Street that access for this plat be taken through one of the local streets in the vicinity in conjunction with the future development of.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.